

Chapter Five

Treatment Plan

Introduction

This treatment plan has been prepared to provide the Fairfax County Park Authority (Park Authority) with an overall vision for managing the cultural and natural resources associated with the Mount Gilead property. The treatment plan offers guidance and support for long-term management and interpretation of the historic property on the eve of its inclusion within the Fairfax County park system. Specifically, the plan considers the needs and goals for site management identified in consultation with Park Authority personnel, as well as the appropriate approach to site management given a thorough understanding of its National Register eligibility and significance as a historic resource. The treatment plan conveyed in this chapter is also intended to support the development of design guidelines for a potentially expanded Centreville Historic Overlay District, of which Mount Gilead is an important component. The design guidelines are conveyed in Chapter Six of this report.

Treatment Plan Organization

This treatment plan is organized into six sections:

- 1) Park Authority Management Goals, Issues, and Concerns. This section documents the issues raised by the Park Authority for consideration within the Cultural Landscape Report (CLR) treatment plan;
- 2) Recommended Treatment Alternative. This section presents the four treatment alternatives recognized by the Secretary of the Interior for historic properties, and identifies a recommended treatment approach for the Mount Gilead landscape;
- 3) Treatment Concept for Mount Gilead. This section presents an overall treatment vision for the Mount Gilead property;
- 4) General Management and Design Guidelines for Treatment. This section provides general guidelines on how to approach resource management within the Mount Gilead landscape;
- 5) Landscape Management Zones. This section identifies discrete zones of the site for which a specific set of treatment recommendations, consistent with an overarching strategy devised for the zone, has been developed; and

- 6) Treatment Plan. This section provides general treatment recommendations that apply to the property as a whole, followed by a specific set of recommendations for each of the landscape management zones identified for the property.

Park Authority Management Goals, Issues, and Concerns

The following pages summarize the Park Authority's management goals, issues, and concerns for Mount Gilead as future site administrators and managers. The goals and concerns documented herein are based primarily on information conveyed to JMA by Park Authority representatives during the start-up meeting for the project. Since the Park Authority has not yet taken ownership of the property, it will be advisable to revisit this CLR and the treatment plan once the Park Authority has learned more about the property and its management.

The primary goal for this CLR was to lay the foundation for a General Management Plan (GMP) and Conceptual Development Plan (CDP) for the property by establishing a baseline of information about historic and existing conditions, and recommending preservation practices that support protection of the site's historic resources and integrity. Issues to be addressed in the CLR included evaluating existing features to determine their potential value, levels of sensitivity to change, and National Register-level significance. This information will be taken into consideration by the Park Authority as they determine future uses and management practices through preparation of the GMP.

The site management issues that the Park Authority requested be the focus of the CLR treatment plan included methods for vegetation removal; identification of potential interpretive concepts, particularly regarding the sites of former tanyards; identification of important missing features and their relationship to site interpretation and visitor access; consideration of whether parking and similar uses can be accommodated on-site; consideration of how special events such as the Centreville Days annual festival can be accommodated on-site; and integration of needs and uses for the site with those of the surrounding historic district. Additionally, the Park Authority was interested in the CLR identifying potential interpretive linkages between Mount Gilead and nearby historic sites such as Walney. Specifically, the CLR was to recommend properties with related interpretive themes and the physical routes that visitors might take to conduct a tour of the area.

Recommended Treatment Alternative

The Secretary of the Interior currently recognizes four treatment alternatives as appropriate for the management of historic landscapes: preservation, rehabilitation, restoration, and reconstruction. These are defined and discussed in *The Secretary of the Interior's Standards for Historic Properties*: "collectively, the four treatments form the

philosophical basis for responsible preservation practice and enable long-term preservation of a landscape's historic features, qualities, and materials.”¹

Following are the definitions of the four treatment alternatives for cultural landscapes:

Preservation: the act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property. Includes stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.

Rehabilitation: the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Historic landscapes are rarely static environments. Management of a historic property often involves complicated choices and the accommodation of new uses, practices, and contextual influences. The Park Authority, with an evolving role in the management of the Mount Gilead landscape, will soon be wrestling with new challenges and management issues, not the least of which is the accommodation of visitors. The treatment recommendations and guidelines outlined in this chapter are intended to improve the Park Authority's ability to meet current and future functional, maintenance, and management needs, while maintaining its core mission of preserving for public use and enjoyment the area's outstanding historic values.

Taking into consideration the current goals and objectives for the property, **preservation** of the areas with important known archaeological resources, including the tanyards, Civil War earthwork, and summer kitchen foundation, is the primary recommended treatment approach, while **rehabilitation** is recommended for the other areas of the property. Rehabilitation, with a strong component of preservation wherever possible, will allow for new uses that accommodate visitors while protecting historic resource values.

The following section summarizes the standards for preservation and rehabilitation espoused by the Secretary of the Interior for historic properties. Eight to ten basic principles comprise each set of standards. These standards apply to historic buildings of all periods, styles, types, materials, and sizes, and to both exteriors and interiors. They

¹ Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington: National Park Service, 1998), 82.

also encompass related landscape features as well as attached, adjacent, or related new construction.

Secretary of the Interior's Standards for Preservation

- A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or the alteration of the features and spaces and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be undertaken in such a way that it is physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration necessitates repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of historic materials or the alteration of the features and spaces that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Treatment Concept for Mount Gilead

The parcel soon to be acquired by the Park Authority that includes a portion of the original 18th century Mount Gilead House and environs, and the adjacent Spindle House and Adams tanyard areas, is the primary concern for these treatment recommendations. The Mount Gilead House and environs stand as an oasis, an island of open, rural green space that constitutes a place of refuge, respite, and escape from the dense residential and commercial development that is encroaching upon the historic village of Centreville. Protection of the property's historic resource values, as well as its character—reminiscent of a bygone era—is the most important goal for future management of the property. The CLR treatment plan therefore focuses primarily on identifying the features and qualities that comprise the unique sense of place engendered in Mount Gilead, and the means for retaining and protecting them.

Despite the overarching approach of rehabilitation for the property, the treatment approach for Mount Gilead is weighted heavily in favor of preservation. Protection of the open space and garden-like qualities of the house environs, despite the need for establishing new visitor access and interpretation improvements, is highly recommended. Screening views of incompatible surrounding conditions and uses may be a necessary tool for maintaining the integrity of feeling and association of the property. Based on an understanding of the property and its context, the feeling of the Mount Gilead site is unrivaled within the area. Its unspoiled character should be protected at all costs, particularly when faced with the challenges of allowing for visitor access. Creative means for addressing the development of new features to accommodate visitors, such as parking, site furnishings, interpretive opportunities, and special events should be promoted. These should favor establishment of the smallest possible development footprint, and the use of reversible or removable solutions wherever possible. Consideration should be paid to siting new features along the perimeter of the property, on adjacent properties, or in the least sensitive areas of the property. New development should be sited whenever possible along the Braddock Road corridor if it can be undertaken in a manner that strengthens the streetscape and is consistent with the historic character of the corridor. (See the design guidelines included in Chapter Six.) Development of new interpretive activities in association with the Spindle House area could provide a community focal point for the Braddock Road corridor and surrounding Centreville developments, taking pressure off the Mount Gilead House environs. To encourage and strengthen the connections between the local community and the historic district, the treatment plan recommends the rehabilitation of a former road corridor through the property as a pedestrian path. The rehabilitated road would invite the public to become a part of the Mount Gilead property, while establishing a link with the historic Braddock Road corridor and the remainder of the district. The treatment of natural resources within the site, including vegetation and water resources, is recommended to promote sustainability and sensitivity to ecological considerations. The plan recommends that the site-specific connections between natural and cultural resources be highlighted in interpretive programs, in addition to the Park Authority's treatment practices that are intended to promote sustainability.

General Management and Design Guidelines for Treatment

The following guidelines are intended to be considered in conjunction with all proposed physical changes to the Mount Gilead property now and in the future. They represent a philosophical and technical approach to historic site management and treatment that is consistent with the Secretary of the Interior's standards for treatment of historic properties. These guidelines indicate "how" to go about physical change and management of the site, while the recommendations presented later in the document indicate the "what." Because there remain many decisions to be made in the future, particularly through the preparation of a GMP and CDP, the recommendations or the "what" are often presented as a series of alternatives that can be considered after more decisions are made or more is known about historic conditions. The guidelines presented below, or the "how," remain a constant no matter which alternative recommendation is followed.

Land Use

- Avoid land-use activities, permanent or temporary, which threaten or impair known or potential archaeological resources.
- Monitor and regulate use of the landscape to minimize immediate and long-term damage to cultural resources.
- Consider equally both natural and cultural features of the property in treatment and land-use decisions.

Buildings and Structures

- Consider carefully the potential interpretive value and adaptive reuse of non-intrusive, non-contributing buildings and structures before recommending their removal.
- Consider removing non-contributing structures that are intrusive upon the historic landscape.
- Document all features prior to their alteration or removal in accordance with Virginia Department of Historic Resources guidelines.
- Avoid conjectural reconstruction of historic buildings and structures.
- Retain and maintain changes to the cultural landscape that have acquired historic significance in their own right.
- Repair, rather than replace, deteriorated historic features. Repair of deteriorated features should be based on archaeological, documentary, or physical evidence. Replacement of historic features, if necessary, should also be based on archaeological, documentary, or physical evidence; the new feature should match the old in design, color, texture, and, where possible, materials.

Circulation

- Avoid altering existing circulation routes or establishing new circulation routes except under the guidance of a historical landscape architect.
- Minimize the visual impacts of new and existing vehicular access systems.
- Ensure that necessary vehicular access to the property is as unobtrusive as possible. Consider noise and the other impacts that vehicular use and parking will have on the site.
- Encourage pedestrian circulation throughout the property as an alternative to vehicular access.
- Follow the regulations stipulated in the Uniform Federal Accessibility Standard (UFAS) and Americans with Disabilities Act Accessibility Guidelines (ADAAG) for trails and paths when establishing universally accessible circulation.
- Avoid slopes greater than 10 percent, ensure that trail widths meet regulations, and take other precautions to make trails and paths accessible to all visitors.
- Minimize the visual impacts of pedestrian access systems by ensuring that they lie lightly on the land. Consider their form, color, and alignment in the design process.
- Route visitor circulation away from sensitive archaeological resources.

Rare, Threatened, and Endangered Plant and Animal Species

- Protect rare, threatened, and endangered species and their habitats. To date, however, there have been no species identified within the property that are listed as rare, threatened, or endangered.

Sustainability

- Institute cultural and natural resource treatment and maintenance methods that are environmentally sensitive and sustainable over the long term.
- Minimize areas of ground disturbance, earth grading and compaction, and drainage pattern alteration.
- Promote biodiversity and the use of native plant species wherever possible.
- Use mitigating devices, such as retaining walls and large areas of cut and fill, sparingly. Implement the least-intrusive measures and those involving stabilization first, and subsequently proceed to the more intrusive means only if necessary. Limit new interventions to areas that have previously been disturbed, if possible.
- Take into consideration life-cycle costing of materials to assess their long-term wearing capacity and maintenance costs. Consider materials that are non-toxic, durable, long-lived, and low-maintenance.

Landform and Topography

- Minimize soil disturbance and grading.
- Preserve existing landforms and natural drainage patterns to the greatest extent possible.
- Avoid attempts to reconstruct or restore historic grades unless supported by clear documentary evidence showing how they appeared at a specific period or as intended by an original constructed design, as set out by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Land Cover Management

- Encourage best management practices for vegetative land cover, integrated pest management, and soil and erosion control measures in all maintenance and management practices in order to minimize water pollution and degradation of natural systems.

Woody Plant Management

- Remove existing trees, if necessary, using a method that minimizes the potential impacts on known and potential cultural and archaeological resources. Undertake tree removal from areas with known or potential cultural and archaeological resources under the guidance of a historical landscape architect and an archaeologist.
- Remove exotic invasive plant species using ecologically sound techniques.
- Utilize tree removal methods that minimize potential impacts on surrounding cultural and natural resources. Remove branches that may impale the ground before trees are felled. Remove trees by sectioning them and lowering sections to the ground using ropes or cables. Cut stumps flush with the ground as possible. Treat deciduous stumps with a systemic herbicide to prevent resprouting. Avoid stump grinding, which disturbs the ground. Utilize chemical removal methods only when necessary, deferring to mechanical means as much as possible. Hand-removal and hauling methods are preferable to moving large-scale equipment, such as trucks or cranes, through sensitive areas. Heavy equipment can disturb and damage archaeological resources. Employ “soft-logging” techniques, such as removing tree branches that may impale the ground when the tree is felled.
- Maintain woody plants to remain by thinning periodically to improve stand health and increase wildlife habitat.
- Remove dead trees and shrubs, and those identified as potentially hazardous to individuals or resources because of their health or condition.
- Prevent the growth of invasive and exotic plant species during and after ground-disturbing activities. Monitor for emerging invasive plants during construction of trails, parking, and other development, as well as after construction is complete.

- Understand that clearing and thinning activities allow additional light and nutrients into the site, promoting growth of both native and invasive plant species. Additional monitoring activities may be needed to prevent the growth of unwanted understory plants and invasive species. Brush cutting may be necessary to control the density of understory growth as it affects the visual accessibility. Understory growth, however, may be considered as one of the tools for discouraging visitors from walking over sensitive areas.

Water Resources Management

- Retain, maintain, and protect all existing water resources. Follow the Fairfax County Stream Protection Strategy Level 2 Restoration Area Guidelines in undertaking any work associated with water resources.

New Design and Construction

- Avoid adding new features or altering existing features in ways that adversely affect the landscape's historic character. Introduce features to facilitate visitor access and interpretation in ways that minimize adverse impacts. New construction should be limited to alterations and additions that are necessary for interpretation, management, and visitor access. This might include vehicular, pedestrian, and interpretive systems such as trails and paths, minimally sized automobile parking areas, and unobtrusive and minimal wayside, informational, identity, and regulatory sign systems. The new or altered features should be as unobtrusive as possible while allowing for accessibility and safety.
- Evaluate all proposed new uses in consultation with a historical landscape architect and other preservation and natural resource professionals.
- Undertake sufficient study and recordation of landscape features requiring modification, repair, or replacement before work is performed to protect research and interpretive values.
- Retain and maintain historic materials, features, finishes, construction techniques, spaces, and spatial relationships.
- Avoid landscape changes that create a false sense of historical development, including the addition of conjectural, "typical," or representative features.
- Design and site new additions or alterations to the landscape in ways that do not destroy historic materials, features, and spatial relationships that characterize the cultural landscape. Design all new additions and alterations to be a product of their time, and compatible with historic resources in materials, size, scale and proportion, and massing. Differentiate new work from existing historic resources.
- Design and site new additions and alterations to the landscape so that, if removed in the future, the essential form and integrity of the historic landscape would be unimpaired.
- Design new features, systems, and programs to be as accessible as possible.

Access to Resources

- Limit, monitor, and control unauthorized access to the property.
- Limit, monitor, and control access to areas that are vulnerable to damage from human access or use.
- Consider security measures that do not involve fencing areas that were not fenced historically.

Interpretation

- Develop an interpretive program that addresses cultural resources, natural systems, and their interrelationships.
- Minimize the visual and physical impacts of interpretive and visitor access facilities on cultural resources and natural systems. Develop the least-intrusive interpretive and visitor access physical improvements possible.
- Erect the minimum number of signs possible for identification, direction, interpretation, and regulation needs.
- Develop accessible interpretive programs and media.

Role of Preservation Specialists

- Undertake all treatment projects under the direction of appropriate specialists, including historical landscape architects, historical architects, archaeologists, natural resource management specialists, and qualified technicians and artisans.

Archaeological Resources

- Protect and preserve archaeological resources in place. If such resources must be disturbed, undertake mitigation measures such as data recovery, curation, and documentation.
- Limit the use of archaeology to investigations that address questions that will support research, interpretation, and management goals.
- Avoid any new construction or other activities that may disturb archaeological resources.

Documentation

- Document, through drawings, photographs, and notes, all changes and treatments. Maintain records of treatments and preserve documentation according to professional archival standards.

Landscape Management Zones

See figure 5-1, Landscape Management Zones.

Two management zones have been identified for the Mount Gilead property that allow for the development of site and resource-specific treatment recommendations. These include the Mount Gilead House and Environs Management Zone and the Spindle House Area Management Zone. These two areas have relatively distinct historic associations and surviving resources, and have therefore been approached individually in the preparation of treatment recommendations. The zones are described below, and utilized in the section that follows to organize the treatment plan recommendations.

Mount Gilead House and Environs Management Zone

This zone encompasses the area around the Mount Gilead House as it extends to various existing physical and property boundaries. The zone is edged to the northeast by Mount Gilead Road, to the northwest by the property boundary, to the west by the property boundary, and to the south and southeast by a former property boundary that is marked by a fenceline. The entire zone is highly sensitive to change. It includes several sub-areas or smaller spaces that have been used to structure the organization of specific landscape treatment recommendations: the Entry Area, the Earthworks Area, the Jamesson Cemetery Area, the Northeast Lawn Area, the Garden Area, and the South Lawn Area.

Spindle House Area Management Zone

This zone is comprised of the remainder of the Mount Gilead property and includes the Spindle House, the recently collapsed Sedinger House, Adams tanyard site, a springhouse, the woodlands extending from the Spindle House to the tanyards, the open area to the north and east of the Spindle House, as well as a road trace (the former Ralls Street) that edges the Mount Gilead House and Environs Management Zone. This zone is also comprised of a series of smaller sub-areas or spaces that have been used to organize treatment recommendations: the Spindle House Area, the Woodlands Area, the Road Trace Area, and the Adams Tanyard Area.

Treatment Plan

General Recommendations

The Mount Gilead CLR treatment plan that follows is comprised of a series of recommendations. These are organized into general recommendations that apply to the site as a whole and address the treatment of types or groups of resources and physical connections between places within the site, and more specific recommendations that apply to individual resources and the unique issues relating to different places and spaces around the property. The specific recommendations are conveyed by management zone, and, within each management zone, by sub-area. The general recommendations, which set the stage for understanding the approach for the site as a whole, precede the specific recommendations by management zone.

Landform and Topography

- Maintain the existing topography of the site including the slopes associated with the Thames Creek corridor southwest of the Spindle House.
- Address immediately any erosion problems that may threaten the existing topography.
- Maintain the remnants of any Civil War earthworks as recommended below.
- Consult with an archaeologist before regrading or initiating any other activity that might disturb subsurface resources.
- Consider areas with relatively level topography when siting new developments and accommodating universally accessible features.

Spatial Organization

- Retain and maintain all extant features on the property until they are determined to be non-contributing, incompatible with the historic setting, and not suitable for adaptive reuse or interpretation.
- Maintain the spatial organization of the Mount Gilead House environs, characterized by open lawn dotted with ornamental trees and shrubs, a curvilinear entrance drive, a small enclosed family cemetery space, and small garden rooms in proximity to the house.
- Remove invasive and weedy plant growth associated with the Spindle House area and the Adams tanyard area to enhance interpretation. Avoid ground disturbance when removing unwanted vegetation. Continue to investigate the historic character of these areas to promote more careful depiction of their former patterns of spatial organization.

Views and Vistas

- Maintain historic views into and from the property as possible, but protect the historic character of the site by screening non-compatible views of contemporary

development. See the recommendations by management zone below to address specific views and view corridors.

Land Uses

- Avoid introducing active recreational uses into the Mount Gilead property. Consider carefully the appropriateness of any proposed recreational uses.
- Consider, for any proposed new use, the impact on natural and cultural resources, including visual impacts, as well as the associated needs for parking. In particular, avoid introducing any new uses that require grading, intensive maintenance, an increase in parking needs, the addition of vertical features such as overhead lighting, or other ground-disturbing activity.

Circulation

- Retain the contributing circulation features on the property, including the 1937 entrance drive and road traces.
- Limit access to the existing entrance drive to Park Authority use. Consider it for providing ADA compliant access if other alternatives are not available.
- Limit the amount of new parking developed on the property. Avoid developing parking within view of the Mount Gilead House aside from the fewest possible spaces needed to ensure compliance with ADA requirements.
- Ensure that all parking available on the property is used for site purposes only; under no circumstances should parking be used for commercial purposes.
- Consider developing a new entrance drive alongside the road trace separating the Mount Gilead and Spindle House properties. Site the new entrance drive to the east of the road trace, and extend it to a new parking area within the fenced portion of the Spindle House property located to the north of the house. Provide a walking trail leading between the parking area and the Mount Gilead House for visitors, and an adjacent drive to provide ADA compliant access to the house and vicinity. Locate the new parking east of the garage. Consider using the existing entrance drive for ADA compliant access if this approach does not prove possible.
- Endeavor to develop the smallest possible parking area within the site. Consider, wherever possible, opportunities for integrating curbside or on-street parking into the programming for site parking lot requirements.
- Consider rehabilitating the road trace that traverses the property between Mount Gilead and Braddock Roads as a pedestrian route through the site, providing a connection between the housing along Mount Gilead Road and the village area along Braddock Road. Link the route to the new walking trail leading from the parking area proposed above to the Mount Gilead House.
- Consider engineering the rehabilitated road trace to accommodate fire access needs.
- Establish a system of pedestrian paths and trails within the site that provides access to the primary interpreted features of the property. Consider, if possible,

rendering the system entirely universally accessible. Where the establishment of a universally accessible trail or path requires a degree of topographic modification that is clearly evident in the landscape, or potentially threatens sub-surface resources, avoid establishing the route, and provide alternative means of interpretation.

- Mitigate the potential increase in stormwater run-off associated with parking areas by establishing filter strips, swales, or rain gardens. Encourage infiltration of stormwater wherever possible.
- Consider coordinating with adjacent property owners within the historic district to identify appropriate parking locations for special events.

Vegetation

- Retain and maintain all contributing vegetation on the property, including the ornamental plantings in the vicinity of the Mount Gilead House (with the exception of the foundation plantings along the northern façade of the house), and cemetery plantings.
- Maintain the woodland between the Mount Gilead and Spindle House areas as a natural area that is managed for natural resource values and interpreted as such to the public.
- Inventory vegetation throughout the property. Identify invasive alien plant species that pose a threat to desirable native and ornamental plants. Assess the threat posed by ecologically-disruptive species and populations, and remove those plants that are anticipated to negatively impact historically important vegetation; other historic resources such as buildings, fencing, structures, or earthworks; and desirable native vegetation. Conduct removal using ecologically sound techniques, and avoid ground disturbance.
- Engage a certified arborist to assess the health of existing trees.
- Remove dead, diseased, or injured trees in poor condition, particularly those identified as potentially hazardous to individuals or historic resources because of their health or condition.
- Maintain healthy trees under the direction of a certified arborist, or an arborist-developed maintenance plan.
- Treat trees as recommended by the arborist in their evaluation.
- Replace, in kind, historic vegetation that is dead, badly damaged, or in poor condition.

Water Resources

- Consider daylighting Thames Creek where it is currently culverted to enhance resident and visitor understanding of the relationship between historic cultural and natural resources, and to promote sustainability initiatives.

- Evaluate the condition of the Spindle House spring and springhouse to determine stabilization needs. Consider interpreting these features to convey the important historic relationship between cultural and natural resources. Investigate the role of the spring and its associated channelized outflow as it likely related to 19th century tanning operations, and interpret the findings to the public.

Buildings and Structures

- Retain all buildings and structures constructed within the period of significance. These include the Mount Gilead House, garage, summerhouses, the Spindle House, and most likely the Spindle springhouse.
- Consider adaptively reusing the garage as a visitor center with restroom facilities when the site is open to the public.
- Repair all contributing buildings and structures found to be in fair to poor condition.

Small-scale Features

- Retain all small-scale features constructed during the period of significance. These include the picket fencing south of the Mount Gilead House, the metal property fencing running perpendicular to Mount Gilead Road, the cast-iron perimeter cemetery fencing, the two pairs of stone columns marking the current and former entrance drives, and the single column located on the Spindle House property.
- Repair all contributing small-scale features found to be in fair to poor condition, including the cemetery fence. Continue to work with the original manufacturer to replicate the historic fencing, or utilize surviving sections to fabricate replacement sections where the fence is in poor condition.
- Consider the addition of the fewest and least intrusive new features necessary to accommodate visitor use of the property, including site furnishings, lighting, fencing, edging, and signage. Limit new site furnishings to the fewest necessary benches, trash receptacles, and bike racks. Locate the features primarily in areas of high visitor use, such as parking areas and near buildings used for visitor orientation and contact. Also provide benches periodically along longer trail sections.
- Consider also the addition of the fewest and least intrusive new interpretive features possible to convey the site's important stories to the public. Consider creative design solutions that might allow for limited development of new features, such as virtual features and the use of brochures tied to specific locations rather than interpretive waysides.

Archaeological Resources

- Retain known archaeological resources, including the remnant Civil War earthwork along Braddock Road, the Spindle springhouse, and the summer kitchen foundation north of the Mount Gilead House. Continue to investigate the

- likely evidence of an outbuilding located to the northeast of the garage. Prepare a list of archaeological research questions to guide future work on the property.
- Consider preparing a National Register nomination for the property.

Interpretation

- Consider providing visitors with information about interpretive tour linkages between Mount Gilead and other historic sites located within western Fairfax County that are related to similar historic periods, themes, and contexts. Sites to consider in developing an auto tour include (*see figure 5-2*):
 - other sites within the Centreville Historic Overlay District (19th century village)
 - Centreville Military Railroad (Civil War)
 - Walney (19th century plantation)
 - Cabell's Mill (19th century industry)
 - Lane's Mill (19th century industry)
 - Manassas Gap Railroad bridge abutments (Civil War, 19th century transportation)
 - Sully Plantation (19th century plantation)
 - Ox Hill Battlefield (Civil War)
 - Manassas National Battlefield (Civil War)
 - Stone Bridge (Civil War)
 - Confederate Fortifications Historic Site (Civil War)
 - McLean's Ford site (Civil War, 19th century transportation)
 - Union Mills camp site (Civil War)
 - Orange & Alexandria Railroad bridge site (Civil War, 19th century transportation)
 - Clifton Historic District (19th century architecture)

Treatment Plan Recommendations by Management Zone

Mount Gilead House and Environs Management Zone

This zone includes several sub-areas or smaller spaces that have been used to structure the organization of specific landscape treatment recommendations: the Entry Area, the Earthworks Area, the Jamesson Cemetery Area, the Northeast Lawn Area, the Garden Area, and the South Lawn Area. Treatment recommendations for each of these areas are conveyed on detailed maps located at the end of this chapter.

Mount Gilead House and Environs

Entry Area

See figure 5-3, Treatment Recommendations for the Entry Area.

The Entry Area is the space created along the entrance drive from the gate to the house, a multi-layered space defined primarily by the allée of Southern magnolia trees and secondarily by groupings of vegetation outside the allée that enclose the space. The treatment approach for this area is rehabilitation and includes enhanced screening of the property boundary.

- Retain and maintain the current horizontal and vertical alignments of the entrance drive unless changes to Mount Gilead Road necessitate alterations. Work closely with Virginia Department of Transportation (VDOT) to retain the current configuration of the entrance drive if changes to Mount Gilead Road are proposed. As noted above, use the driveway only for ADA compliant access and parking.
- Reestablish the boxwood plantings that once followed the circular portion of the entrance drive, as shown in *figure 4-3A*.
- Maintain the current sense of enclosure and spatial definition at the entrance drive and gate opening into the site.
- Maintain the existing views afforded into the site between the loosely spaced trees along the property boundary at Mount Gilead Road.
- Retain and maintain the view to the Mount Gilead House from the entrance drive.
- Augment the existing screen planting to the west of the house precinct to account for the future loss of lower branches of the white pines. Plant evergreen shrubs such as inkberry holly (*Ilex glabra*) to augment the screen planting.
- Remove invasive vegetation from the fencelines and other plantings along the northern and western property lines prior to determining additional screening needs.
- Consider carefully how to mitigate views from the house precinct toward the new residential development across Mount Gilead Road, particularly during the winter months when the deciduous trees have lost their leaves. Develop a plan for new screen plantings to diminish the visual impact of these non-compatible views.

Limit new screen plantings to only those necessary to maintain the historic character of the Mount Gilead House environs.

- Maintain the existing crushed stone surfacing of the entrance drive.
- Continue to investigate the date of origin of the flagstone path in the driveway island to determine whether it is contributing. Retain and maintain the path as long as it serves a useful function, and unless it is found to conflict with knowledge about historic circulation in this area.
- Avoid using edging materials to contain the crushed stone driveway surface.
- Retain and maintain the stone pillars and the wooden sign at the property entrance.
- Assess the condition of the gates. Utilize the information to develop a stabilization and maintenance strategy for this feature. Repair them as necessary.
- Assess the condition of the sign mounted on the south pillar and repair if necessary.
- Assess the condition of the paint or whitewash on the pillars. Utilize the information to develop a stabilization and maintenance strategy for this feature. Repair as necessary.
- Consider replacing the chain-link fencing along Mount Gilead Road with a simple black metal fence.
- Work with the local utility company to relocate the overhead utility lines along Mount Gilead Road in the future, possibly in conjunction with other upgrades or changes.

Earthworks Area

See figure 5-4, Treatment Recommendations for the Earthworks and Jamesson Cemetery Areas.

The Earthworks Area includes the Civil War archaeological site, as well as a viewshed to the earthworks defined by vegetation on all sides. The treatment approach for this area is preservation and is focused on interpretation, with controlled access.

- Inventory the vegetation comprising the thicket adjacent to the remnant earthwork. Identify invasive vegetation for removal.
- Remove all woody vegetation growing on the earthwork parapet or ditch remnants by cutting stems flush with the ground. Apply glyphosate to the cut stems of species known to sprout.
- Consider replacing turf grass associated with the earthwork remnant with warm-season grasses. Avoid establishing deep rooting or large clump-type grasses with root systems that may disturb subsurface resources. Utilize fine-grained, shallow-rooted species of warm-season grasses to effect this recommendation. Allow the grass to grow taller than the surrounding turf grass as a deterrent to visitor access.

- Avoid altering the topographic grades of the remnant earthworks and the associated former ditch in any way, including any evidence of the former ditch.
- Monitor any changes that might need to occur in this area to accommodate public health, safety, or welfare under the guidance of an archaeologist and a historical landscape architect.
- Maintain the existing view to the earthwork across the lawn from the western corner of the house.
- Discourage foot traffic on or in the vicinity of the earthwork. Provide a recommended pedestrian route for viewing the earthwork and interpretive information about the earthwork. Establish signage that indicates the fragility of this resource and urges visitors to avoid identified areas of sensitivity.
- Avoid new construction other than pedestrian access and interpretation improvements within this area.

Jamesson Cemetery Area

See figure 5-4, Treatment Recommendations for the Earthworks and Jamesson Cemetery Areas.

The Jamesson Cemetery Area consists of the small cemetery located along the northwest property line, and defined by the remains of a cast-iron fence, evergreen trees and shrubs, and chain-link fencing. The treatment recommendation for this area is rehabilitation and focuses on repair and screening.

- Avoid all modifications to topography in this area.
- Examine all gravestones for condition and repair needs. Record their inscriptions if not previously documented. Undertake every effort to place all gravestones in their appropriate locations within the cemetery.
- Maintain the existing sense of enclosure associated with the cemetery created by perimeter fencing and vegetation. The existing evergreen vegetation, however, including yew and boxwood shrubs, is generally overmature and will require careful pruning and other maintenance, or replanting in kind, to return it to an appropriate size and scale.
- Repair, reconstruct, and reassemble historic iron fencing. Continue to work with the original manufacturer, utilize existing examples of fencing, or locate additional historic sections of the same fence type from salvage operations to reestablish the original fenced perimeter of the cemetery.
- Maintain and augment, as noted earlier, the existing vegetative screen between the cemetery and the adjacent townhouse development.
- Maintain turf grass in the center of the cemetery. Avoid adding new paths within the cemetery unless further historic research indicates that there were paths present during the period of significance.

- Conduct additional research to determine the historic character and features associated with the cemetery during the period of significance.
- Remove volunteer vegetation identified as invasive from the cemetery area. Consider retaining vegetation known to be invasive, but that was likely planted to enhance the cemetery, such as periwinkle or English ivy, but maintain these plantings carefully and in such a way as to limit their ability to spread into other areas.
- Avoid all ground disturbance when removing vegetation. Ensure that an archaeologist is present to monitor vegetation removal efforts.
- Consider replacing the chain-link fencing adjacent to the cemetery with a simple black metal fence.
- Conduct further research to determine the date of origin and role of the wooden post and rail fence adjacent to the cemetery. Consider removing this fence and replacing it with a simple black metal fence if it is found not to contribute to the historic period of significance. This fence does not appear to be consistent with the character of other features of the property.

Northeast Lawn Area

See figure 5-5, Treatment Recommendations for the Northeast Lawn Area.

The Northeast Lawn Area is that space created by fencing, vegetation, and structures to the east and north of the garage. The treatment approach is rehabilitation and is focused on creating an open space that can be used for small gatherings. This includes screening the housing development to the northeast.

- Maintain the relatively level topography characteristic of this area unless modifications are required to support a critical need or goal, or are limited to establishing positive drainage around buildings or structures.
- Avoid disturbance of below-ground resources. Any use of the area requiring subsurface disturbance requires that archaeological investigation, and possibly mitigation, be conducted first.
- Retain and maintain the existing spatial organization and sense of enclosure of this area as defined by the grove to the northwest, the garage and storage shed to the southwest, and the vegetation associated with the chain-link fencing along the road trace. Consider removing the chain-link fencing along the road trace, but retain the more ornamental wire fencing.
- Screen views from this area into the new residential subdivision across Mount Gilead Road using the fewest necessary, carefully placed evergreen shrubs and trees.
- Maintain the turf grass of this area as possible, allowing for unrestricted pedestrian circulation. Generally avoid establishing paths within this area, but consider establishing a flagstone path if visitors begin to create worn routes between features of interest.

- Limit activities in this area to small, infrequent gatherings to support maintenance of the turf. Delineate a specific location for special events that is designed to accommodate visitor use and activities.
- Remove volunteer and invasive vegetation within this area.
- Consider replacing chain-link fencing with simple black metal picket fencing along the street side of this area.

Garden Area

See figure 5-6, Treatment Recommendations for the Garden Area.

The Garden Area is that space to the sides and rear of the Mount Gilead House, loosely defined by fencing and boxwood plantings, that was once the structure of a flower garden. It also includes the space between the house and garage. The treatment approach for this area is rehabilitation, but treatment is reliant on locating additional information about the original design of the garden.

- Maintain the existing grades in this area unless modifications are needed to fill irregularities and divots that may constitute trip hazards for visitors. Consult with an archaeologist before undertaking any regrading.
- Conduct additional research into the history, design concept, and layout of the Colonial Revival garden to determine the integrity of the existing features, and to consider whether rehabilitation of the garden is feasible.
- Consider replacing missing plants and circulation features, including the earlier entrance drive and parking court, to reestablish the original spatial organization of the garden.
- Retain the sense of enclosure formed by fencing along the south side of the area.
- Maintain existing views between the Garden Area and the Earthworks and Northeast Lawn Areas.
- Maintain the existing turf lawn and allow for unrestricted circulation within the space.
- Continue research to locate any former pathways, especially within the open space enclosed by boxwoods to the south of the house.
- Limit group activities held in this area to small, occasional gatherings in order to protect the health of the turf.
- Remove invasive alien plants as identified through a property-wide vegetation inventory.
- Confirm the date of origin of the concrete pond west of the house; local residents suggest it was built during Winant ownership in the 1950s. If it is found to be a contributing landscape feature, retain and maintain the pond, and consider rewatering it. If it post-dates the period of significance, consider removing the pond.

- Retain and maintain the Colonial Revival-era picket fencing and two summerhouses.
- Conduct archaeological investigations to provide additional information about the garden, including gardening features. If conditions are appropriate, consider the use of paleoethnobotanical analysis of seeds to determine what plants were grown there.

South Lawn Area

See figure 5-7, Treatment Recommendations for the South Lawn Area.

The South Lawn Area consists of the open space to the south of the Mount Gilead House beyond the Garden Area. The treatment approach is rehabilitation with a focus on clearing, screening, and preparing the space for small outdoor gatherings.

- Retain and maintain the existing grades in this zone unless modifications are needed to fill irregularities that may cause a trip hazard for visitors. Use fill, not cut, to effect necessary changes.
- Retain and maintain the sense of enclosure present on the southwest, southeast, and northeast sides formed by fencing and existing vegetation.
- Clear the volunteer vegetation in the vicinity of and surrounding the stone pillar except where screen vegetation is desired.
- Continue to conduct additional research into the character of the site in this location to support reestablishment of the conditions present during the period of significance. Consider interpreting the findings of the investigation, including its use as a vegetable garden.
- Consider screening views of non-compatible development associated with Braddock Road from this area.
- Maintain views of the original entrance drive alignment.
- Reestablish a view towards the house from the former entrance drive trace where it meets the current property boundary.
- Maintain the existing turf lawn in this area to allow for free circulation.
- Consider utilizing this lawn area for small gatherings or performances.
- Avoid establishing a pedestrian path or trail within this space, unless considered part of an important interpretive experience and trail system.
- Consider utilizing the trace of the former entrance drive as a path.
- Remove invasive alien plants as identified through a property-wide vegetation inventory.
- Continue to conduct research into the history of the property to determine the date of origin and role of the existing walnut grove in this area.

Spindle House Area Management Zone

Spindle House Area

See figure 5-8, Treatment Recommendations for the Spindle House Area.

The Spindle House Area consists of that fairly open and sloping space to the north and east of the Spindle House and is defined on two sides by roads, to the west by dense woodland vegetation and to the north by a road trace. The treatment approach for this area is rehabilitation and focuses on creating spaces for larger gatherings on the historic site and some interpretive plantings.

- Consider adaptively reusing the Spindle House as a visitor contact facility offering interpretive information. Any proposed new use of the building must place preservation as a priority over building code requirements that might be destructive.
- Consider carefully the ability of the property to accommodate a small visitor parking lot. The 1937 aerial shows a driveway and parking area between the Spindle House and an adjacent structure. Evaluate the reuse of this area for parking. Avoid anything more than limited regrading to accommodate parking; minimize cut and fill in developing any new parking areas.
- Investigate using stabilized crushed stone for a new parking area.
- Consider also utilizing curbside or on-street parking to accommodate visitors.
- Conduct additional research into the character and configuration of the former outbuilding associated with the driveway, which was likely a garage. Consider contacting the Spindle family who attend St. John's Episcopal Church to determine whether they have photographs of the property, including this now missing feature.
- Continue to investigate the physical history of the property to determine whether an entrance drive was located in the central portion of the property opposite Wharton Road. Consider the viability of the former feature as a new access route into the property.
- Retain and maintain the existing grades in this zone unless modifications are needed to fill irregularities that would serve as a trip hazard for visitors.
- Retain and maintain the sense of enclosure created on the northwest boundary by the metal fence and associated vegetation.
- Consider reestablishing the spatial organization of the property as defined by hedges or fences shown in the 1937 aerial photograph.
- Retain and maintain the panoramic views from Spindle House toward St. John's Episcopal Church and the surrounding landscape.
- Consider as a location for site visitor parking the area north of the Spindle House, with additional overflow parking space potentially located in the open area at the

corner of Mount Gilead Road. Consider establishing an area of stabilized turf (gravel mixed with engineered soil) to accommodate overflow parking needs.

- Continue to investigate the potential for two grave sites within this area. Avoid undertaking any change within the area until the graves have been identified and protected.
- Consider also using this area for large community gatherings.
- Remove invasive alien plants as identified through a property-wide vegetation inventory.
- Revegetate the areas exposed by recent clearing. Consider establishing warm-season grasses in this area.
- Determine the impact of recent clearing on stormwater runoff and mitigate as needed.
- Assess the water quality of the spring.
- Protect and maintain the spring and the springhouse structure.
- Consider interpreting the role of the spring and springhouse in the property's history. As noted above, investigate the role of the spring and its associated channelized outflow as it likely related to 19th century tanning operations, and interpret the findings to the public.
- Repair any damage to the springhouse and adjacent retaining wall and access steps.
- Retain and maintain the wire boundary fencing. Consider reconstructing the sandstone pillar based on existing examples of construction and materials present elsewhere on the property.
- Consider interpreting the location of the garden or crop areas indicated in the 1937 aerial by marking their form and configuration on the ground.

Woodland Area

See figure 5-9, Treatment Recommendations for the Woodland Area.

The Woodland Area is to the west of the Spindle House and is bounded by the Spindle House Area to the east, the Road Trace to the north, the Adams Tanyard to the west, and the edge of the historic district to the south. The treatment approach for this area is rehabilitation and focuses on creating an interpretive nature trail.

- Consider managing the woodland as a natural area. Interpret it as such to the public. The approach to forest management should be guided by current Park Authority practices, and may alter the existing character of the woodland, which is considered a non-contributing cultural resource.
- Consider expanding the mulch path to form a woodland loop path. Evaluate the existing path for use as a universally-accessible route within the property.

Upgrade the path as necessary to support a property-wide trail design developed through the CDP process.

- Remove exotic invasive plants from this wooded area. Retain native plants.
- Consider planting new native deciduous hardwood trees in this area to enhance the woodland, particularly after removal of invasives. (See guidelines section.)
- Identify the extent of the drainage swale that extends from the spring. Address any erosion problems observed.
- Consider daylighting and restoring any portion of Thames Creek that may pass through this area. Interpret the role of the creek in the property's history.
- Consider designating this area for passive recreational uses. Consider establishing a nature/interpretive walking trail with interpretive signage identifying various features of interest.

Adams Tanyard Area

See figure 5-10, Treatment Recommendations for the Adams Tanyard Area.

The Adams Tanyard Area consists of the small property along Braddock Road on which lies the remains of a small wood-frame house. It is also an archaeological site that contains the remains of a tanning yard operation from the 18th century. The treatment approach for this area is rehabilitation, with a particular focus on protecting known and potential archaeological resources. Rehabilitation recommendations focus on protecting this more steeply sloped area from erosion, enhancing access and interpretation through vegetation management, and establishing limited interpretive devices.

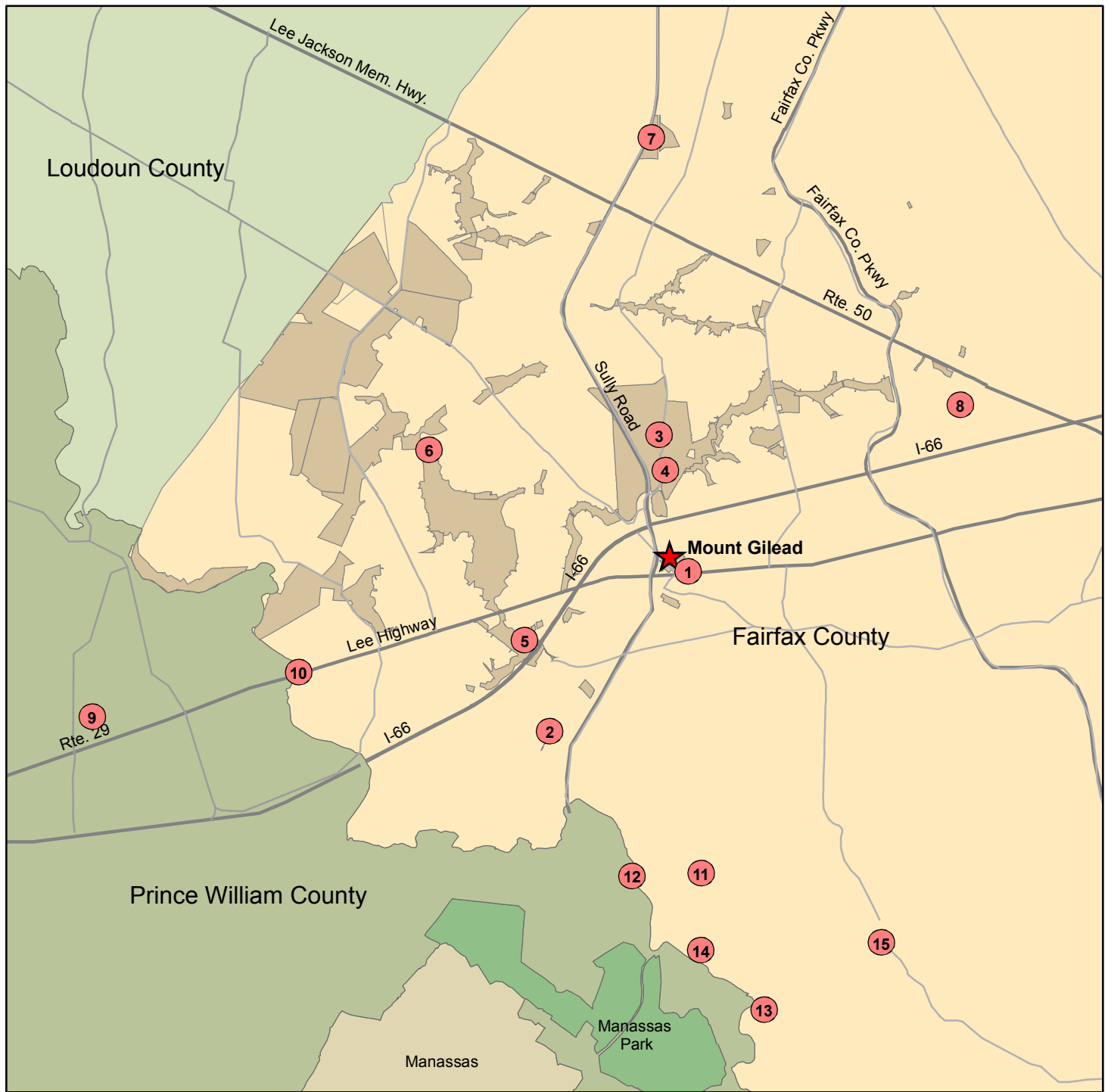
- Undertake additional investigation into the history and physical configuration of the tanyards. Complete reports documenting previous archaeological investigations of the tanyards to ensure that the information is available and in a useable form to direct future investigations and interpretive planning.
- Consider either stabilizing the remains of the Sedinger House for visitor safety, or undertaking selective, low-impact demolition of any building fabric at or above grade after documentation of the resources has been completed. Undertake archaeological investigation of associated below-ground remains.
- Locate the extent of the area associated with 19th century tanning operations. Interpret the historic use of this site as a tanning operation using signage or posts and a brochure, maintaining the area in vegetative cover that allows for an understanding of the physical configuration of the operation.
- Clear vegetation over the majority of this portion of the property to provide better visual accessibility to the area's historic resources. Establish warm-season grasses over the area to be maintained in open vegetative cover, and mow only twice a year to discourage foot traffic.
- Provide new signs that indicate the sensitivity of the site and advise visitors to treat it carefully, particularly once volunteer vegetation is cleared, rendering access to the site more desirable.

Road Trace Area

See figure 5-11, Treatment Recommendations for the Road Trace Area.

The Road Trace Area is not necessarily distinguishable from the Spindle House Area, but has been delineated separately based on its potential for rehabilitation. The corridor appears on historic aerial photographs and plats as a former through-road that connected Mount Gilead Road with Braddock Road. The treatment approach for this area is rehabilitation and is focused on establishing the old trace as a pedestrian connection through the site.

- Conduct a transit-run survey to locate the former road alignment of the trace.
- Prepare a design to adaptively reuse the road trace corridor as a pedestrian path linking Mount Gilead and Braddock Roads. Connect the route to the new pedestrian path leading between parking facilities that may be established on the Spindle House property and the Mount Gilead House and garage area.
- Consider designing these pedestrian ways to be universally accessible.
- Ensure that any construction or ground disturbing activity associated with this recommendation is monitored by an archaeologist.
- Ensure that the road prism effects positive drainage. Use fill, not cut, to effect desired drainage patterns.
- Consider viewsheds along the proposed pedestrian way on the old road alignment.
- Retain and maintain the sense of enclosure created on the northwest side by the vegetation associated with current chain-link fencing. Consider removing the fencing, however, but retain the more ornamental fencing.
- Conduct further research to determine if the location of the existing aluminum gate is historic.
- Consider replacing the aluminum gate with a more appropriate gate.
- Consider interpreting the history of the former road corridor.
- Avoid disturbing historic resources during construction of the new pedestrian path.



John Milner Associates, 2005

1. Centreville Historic Overlay District:
St. John's Episcopal Church
Centreville Methodist (Old Stone) Church
Havener House
Harrison House
Chambliss Law Office
Buckey's Tanyard
Royal Oaks site
Civil War Earthworks
Mount Gilead
Adams Tanyard site
2. Centreville Military Railroad
3. Walney

4. Cabell's Mill
5. Lanes Mill
6. Manassas Gap Railroad bridge abutments on Cub Run
7. Sully Plantation
8. Ox Hill Battlefield
9. Manassas National Battlefield
10. Stone Bridge
11. Confederate Fortifications Historic Site
12. McLean's Ford site
13. Union Mills camp site
14. Orange & Alexandria Railroad bridge site
15. Clifton Historic District



0 0.5 1 1.5 2
Miles

Historic Sites Within The Vicinity
Of Centerville With Related
Interpretive Themes

Figure 5-2

